

TWO NEW MARKS ARE SET IN WEEK'S SALE OF REALTY

Total of Transactions Is
Highest So Far This
Year.

ACTIVITY IN SUBURBAN LOTS

This Phase of Market Develops
Notable Number of Transfers.
Loans Fall Off.

Two new records in real estate activity were established this week. The number of transactions in the way of sale of realty in any one day was surpassed, and the total number of operations closed in the past six days exceeded the results of the efforts of the brokers in any previous week this year.

Forty-six separate sales reached the transfer stage yesterday, and April 21 hung up a figure five numbers in advance of the record attained March 31 last, the banner day of 1911 up to that time. Even in the number of lots involved, yesterday surpassed the former banner day, having seventy lots conveyed as compared with sixty-eight on March 31.

Week's Record for the Year.
The week's record of transactions closed shows a total of 182, an advance of six sales over the record reached in the week containing March 21, which heretofore held the high mark for the year. The work of the brokers for the past six days evidences a material increase over either of the two preceding weeks in April, and presents the unusual condition of the third week in a month exceeding the activity of the first two weeks. As compared with the corresponding week in 1910, an advance of 10 per cent is shown.

While not record-breaking, the quality of business this week does not suffer in comparison with its predecessor of 1911. There were absent, it is true, the four \$100,000 deals which marked the operations of last week, but on Tuesday there was recorded a sale involving a cash transaction of \$200,000, which is probably the highest purchase price on such terms for unimproved property ever paid in the District. The sale referred to involved the entire square between Eleventh and Thirteenth streets, Florida avenue and Clifton street, and was acquired by the District of Columbia as a site for a new Central High School.

Sale of Suburban Lots.
The total number of lots involved in the numerous transactions of the week is 408. Of this number, the outlying suburban tracts furnished more than half, the exact number being 219. In the near-by district there were conveyed seventy-seven lots. Within the city proper, the northwest easily led with a total of fifty-one lots transferred. There were sold thirty-six lots in the northeast, seventeen in the southeast, and three in the southwest.

The loan market failed to keep pace with the operations in the sales department this week, and, as a consequence, the figures do not quite reach the \$700,000 mark, and the week's record is somewhat removed from the million-dollar business of the previous six days. An improvement in the interest rate is noticeable this week, the average rate falling one point to 5 1/2 per cent. The number of 6 per cent loans were greatly decreased this week, and quite a few trusts recorded carried the average rate of 5 1/2 per cent.

The Loan Market Figures.
The exact figures in the loan market this week were \$690,744.11, borrowed on the security of 683 lots. More than half the money was borrowed to pay off old encumbrances or to improve vacant property, the figures for this sort of loans being \$481,712.71. The sum of all the deferred purchase money notes given this week was \$126,531.71. The building associations advanced \$62,500.

As the county section led in the number of sales, so owners of county property made the heaviest demands in the money market. The total borrowed on the security of county property was \$73,356.41. Owners of real estate in the northwest rank second as borrowers, asking \$225,502.75. The record of loans in the other city sections was northwest, \$62,589.55; southeast, \$20,465; and southwest, \$6,500.

Poured-Cement Houses Declared Big Success

Between twenty and thirty new poured cement houses are to be constructed at Virginia Highlands this spring, according to Milton Dana Morrill, the architect, and inventor of the poured cement process. Mr. Morrill says that the houses already built by that process in the Virginia suburb have been found entirely satisfactory.

COLDS



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Walnutta Hair Stain Restores Gray, Streaked or Bleached Hair or Moustache to its natural color. It does not wash off. It contains no poisons and is not sticky nor greasy. Sold by all druggists, or we will send you a Trial Size for 20c. Postpaid, large size (eight times as much) \$1.00. It's your druggist doesn't sell it, send direct to us. Send the yellow wrapper from two bottles purchased from a druggist and we will give you a full-size bottle for nothing. WALNUTTA CO., 14th and Olive Sts., St. Louis, Mo. Sold by People's Pharmacy, 7th & Main, Ave. N. W.

Three Old Buildings Which Have Been Modernized, and Row of Kilbourne Street Residences Being Completed

Building at 1338 G Street Now Being Completed.

Modern Building Which Was Old Emerson Institute on Fourteenth Street.

Modern Stores and Offices Have Been Made of the Old Dulaney Building.



Brisk Sale of Lots In New Subdivision

Twenty-five lots have been sold during the week in Massachusetts Avenue Heights, bringing up the total sales of property since the subdivision was opened April 3, to over half a million square feet of ground. The sales reported today by Thomas J. Fisher & Co. are as follows:
Percival D. Emmert bought a fifty-foot lot on the west side of Thirty-sixth street, between Davis and Edmunds streets, and one between Edmunds and Fulton streets.
M. W. Ely bought a 100-foot frontage on Thirty-sixth place, between Fulton and Garfield streets.
Mrs. Louis M. Emmert bought the two lots at the southwest corner of Thirty-sixth and Edmunds streets, fronting 115 feet on the former and 13 feet on the latter.

Mrs. Josephine Neurath bought the lot at the northwest corner of these streets and a fifty-foot lot fifty feet north.
Mrs. Elizabeth La Gorce bought a fifty-foot lot on the east side of Thirty-sixth place, between Davis and Edmunds streets.
J. William Henry bought a seventy-five-foot lot on Massachusetts avenue, just east of Thirty-fourth street.
Mrs. Theodore L. Weed bought a ninety-five-foot frontage on the west side of Thirty-sixth place at the corner of the alley.
George W. Z. Black bought the entire frontage on the west side of Thirty-sixth place, between Davis and Edmunds streets, comprising over 4,000 square feet. He also bought a 28-foot frontage between Edmunds and Fulton streets.
Edgar D. Shaw bought the center lot, between Thirty-fourth street and place, fronting fifty-one feet on Massachusetts avenue.



Row of Dwellings Nearing Completion in Fast Developing Section of Ingleside, From 1746 to 1764 Kilbourne Street Northwest.

Week's Realty Transfers in the District

Northwest.
1912 Vermont avenue northwest—Belle S. Brown to Frank J. Phelps, lot 27, square 224, \$10. Frank J. Phelps et ux. convey same property to Jesse W. Rawlings, \$10.
1214 H street northwest—Isabelle R. Mathews to Paul H. Moreland, part original lot 17, square 288, \$10.
1372 Wallace place northwest—William D. Hoover et ux. to James Coates, lot 169, square 237, \$10.
1306 S street northwest—Joseph H. Stewart et al. trustees, to Richard E. Patro, half interest in lot 38, square 239, \$50.
F street northwest, between Twenty-first and Twenty-second streets—James D. Hobbs to Evelyn Cromwell, lot 82, square 81, \$10. Subdivided to trust for \$50,000.
Wisconsin avenue northwest, between M and N streets—Edith M. Priest, executrix, to George A. Gray, part lot 91, square 1207, \$10,500.
504 S street northwest—Sarah E. Keen to William H. and Caroline E. Grimshaw, lot 77, square 363, \$100.
2127 I street northwest—Anna M. Doney to Louis and Louisa Lichtenfels, lot 6, square 33, \$10.
2121 Eleventh street northwest—Armin Jaeger, executor, to Joseph Ottenberg, lot 17, square 231, \$10.
1418 Twenty-first street northwest—Henry F. Woodard et ux. to Helen May Anderson, lot 17, square 88, \$10. Helen May Anderson et ux. convey same property to Henry F. Woodard, \$10.
Eighteenth and K streets northwest—Frank S. Bright et al. trustees, to Harry L. Light, trustee, part original lot 6, square 162, \$10.
1525 Fourteenth street northwest—Conrad Becker et ux. to Bertha M. Robbins, lot 17, square 241, \$10.
1522 P street northwest—Bertha M. Robbins to Frank S. Bright and Addison G. Dulaney, trustees, lot 194, square 131, \$10.
Bank street northwest, between M and Prospect streets—Clementine Cruster et vir. M. Bashon, to Lillie C. Drury, part lot 28, square 126, \$10.
1921 Vermont avenue northwest—James B. Wyner et al. trustees, to Jose Sirvent, lot 50 and part lot 1, square 361, \$2,225.
Twenty-first street northwest, between E and F streets—William D. Beck, trustee, to Katie F. Lannon, part original lot 1, square 101, \$10.
606 Twentieth street, northwest—Henry F. Kunkel et ux. to Daniel Johnson, Jr., part original lots 2 and 30, square 101, \$10.
L street northwest, between Twentieth and Twenty-first streets—Anthony B. Haake et ux. to John P. Evans, part original lot 7, square 120, \$5.
1310 Nineteenth street northwest—Robert A. (Continued on Page Eleven.)

Mount Pleasant Is Fast Building Up

The vacant places of Mt. Pleasant are rapidly filling with dwellings. The solid brick mass of the city proper is stretching northward and covering the available land east of Rock Creek Park. One of the fastest developing sections of Mt. Pleasant in this respect is that known as Ingleside.
James A. Cahill and David J. Dunigan this week took out permits for the erection of six houses, to be located on Monroe street, west of Eighteenth street, and are now completing the construction of fourteen houses from 1746 to 1764 Kilbourne street northwest. Kennedy Brothers, L. E. Breuninger, and James Martin are also extensive builders in this section. Houses ranging in price from \$6,000 to \$11,000 comprise the character of the improvements.
An interesting row is that now being completed on the south side of Kilbourne street by Messrs. Cahill and Dunigan. The houses are alternately Spanish and Colonial in design, but all having Colonial porches. The Spanish houses have wide bay windows on the second floor. The combination of the two types of architecture is unusual, but very effective in relieving the monotony of one type when used in a whole row. The houses contain eight rooms. They will complete the building up of the entire south frontage of the street between Seventeenth and Eighteenth streets.

Around the corner James Martin is building another row on Eighteenth street between Kenyon and Kilbourne.

A. F. Laufer Buys House.
August F. Laufer has purchased from George S. Cooper the two-story dwelling, 823 L street northeast, for \$3,800. The sale was made through the office of Thomas J. Fisher & Co., Inc.

MODERNIZATION OF OLD BUILDINGS GOES AHEAD DOWNTOWN

Residences Are Fast Turned
Into Up-to-Date Places
of Business.

Remodeling of old buildings in the business section of the city in order to make rundown, though valuable property, better revenue producers, continues to be one of the features of downtown building operations. Stores, offices, and apartments of thoroughly modern character are being made out of old residences long since out of date for present needs.

Three such changes have just been completed. One of these is the old Emerson Institute, facing Franklin Park on Fourteenth street, midway between I and K streets northwest. This old three-story school house, built especially for private school purposes, and among the oldest and best known of Washington's private educational institutions, was purchased some time ago, when the school moved uptown, by John H. Magruder. He is now completing the remodeling of the old building into a modern business structure at a cost of several thousand dollars.

Another piece of remodeling has just been completed by the Willard estate at 1238 G street northwest. This three-story building has been changed similarly to the arrangement of the Emerson Institute. An attractive stucco front replaces the old red brick.

Another very old building owned by the Willard estate has been modernized. What was formerly known as the Dulaney building at 1320 and 1322 street northwest, has undergone extensive interior and exterior improvements.



Even with the wonderful advance made by science in combating the disease of mankind PILES have remained one of the most widespread and most serious causes of suffering. There are today in the country many thousands of people who are suffering untold agonies from piles and other rectal troubles.
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SPECIAL NOTICES

NOTICE IS HEREBY GIVEN THAT THE annual meeting of the Globe Printing Company will be held at the office of the company, 111 S. Fairfax Street, Alexandria, Virginia, on Monday, the 8th day of May, 1911, between the hours of 10 and 12 o'clock, Ante-Meridian, for the purpose of electing a Board of Directors for the ensuing year and for the transaction of all business which may come before the meeting. By order of the Board of Directors, EDWARD H. THOMAS, Secretary.

NOTICE IS HEREBY GIVEN THAT THE annual meeting of the Seminole Land and Investment Company will be held at the office of the company, 111 S. Fairfax Street, Alexandria, Virginia, on Monday, the 8th day of May, 1911, between the hours of 10 and 12 o'clock, Ante-Meridian, for the purpose of electing a Board of Directors for the ensuing year and for the transaction of all business which may come before the meeting. By order of the Board of Directors, EDWARD H. THOMAS, Secretary.

AFTER THIS DATE I WILL NOT BE responsible for any debts contracted by my wife.
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The Berlitz School of Languages
Is now located at 816 14th Street N.W., Equitable Building.

The Public is cordially invited to visit the new quarters and to arrange for a FREE TRIAL LESSON. School open all summer from 9 a. m. to 9 p. m. Private and class lessons—School or residence.

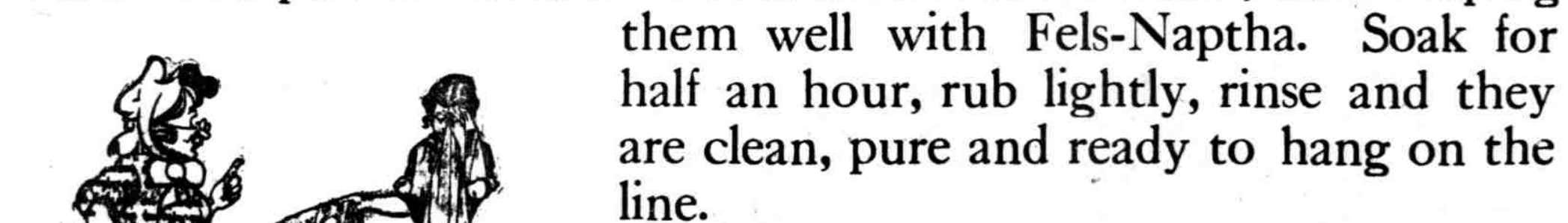
IT'S A FACT—Times Classified Advertising will increase the business of any establishment, large or small, and it costs so little.

"Will that stain come out?"

How many times have you said this, when some strong stain of fruit or medicine has seemingly ruined a good piece of linen?

There is no "perhaps" when Fels-Naptha soap is used. A little Fels-Naptha soap, cool or lukewarm water, and the stain is gone! Then, too, Fels-Naptha gives the whitest, cleanest floors, the brightest woodwork, the most shiny, brilliant glassware.

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Anty Drudge Prevents Trouble.

Laura Lovely—"Boo hoo (tears, more tears). What shall I ever do if Jack sees that grease spot on our new rug? Oh, he will be so cross!"
Anty Drudge—"There, there, deary, dry your eyes. Run across to the grocer and get a cake of Fels-Naptha. Be sure it has a red and green wrapper. It will take that spot out in a jiffy. Just a light lather and a quick rinse will do it."

The Fels-Naptha soap method has a four-fold advantage. Saves your hands; saves fuel; saves soap; saves labor. Any one of these is sufficient to make any soap famous. Combined they make Fels-Naptha the greatest drudgery-saving invention of the age.

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